DELEGATED REPORT

Recommendation Made: 9 February 2010

Reference:- 09/00874/FUL **Parish:- Sheepy Parish Council**

Applicant:- Miss Cheryl Bridges
32 Main Road
Sheepy Magna
Atherstone
Leicestershire

Location:- 32 Main Road Sheepy Magna Atherstone CV9 3QR

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING.

Introduction:-

This is a full application for the erection of a pitched roof porch to the front of 32 Main Road, Sheepy Magna.

The application property is a two-storey, detached, 1970's dwelling with an existing flat roof porch. The property is situated on a main thoroughfare through the village, set back from the highway and forms one of seven similar properties in a staggered row. 30 Main Road stands to the north east, 34 Main Road to the south west and 19 and 21 Main Road stand opposite.

A similar application composing of a porch of identical design has also been proposed at 28 Main Road, Sheepy Magna.

History

94/00073/FUL- Extensions to dwelling- withdrawn- 22.02.94

Consultations:-

Two objections have been received from neighbouring properties on the following grounds;
- impact on light
- diminished value
- unsympathetic design.
- Noise and disturbance during construction
- Dust and smell during construction

A neighbour also comments the light, value and design concerns are intensified by the similar application at 28 Main Road, Sheepy Magna.

The Borough Council Environmental Health Officer (land drainage) has no objection to this application.

No response has been received from Sheepy Parish Council.

Development Plan Policies:-

Local Plan Policy
- BE1 (Design and siting of development)

House Extensions SPG

Appraisal:-

The main considerations for the determination of this application are the design of the development and its impact on neighbours' amenity and the character of the area and street scene.

Neighbours amenity

Adjacent property 30 Main Road stands to the north east of the property and has its front elevation stepped back from the application property. Whilst the adjacent property stands to the north east of the site and has the potential to impact on light to this property, the stepped back front elevation means the proposed porch extension would not add to the overshadowing effect created by the existing relationship. The side elevation of the proposed porch facing toward the front garden of No.30 contains one small window. Due to the stepped back relationship of this property the window will not face into any habitable window and privacy is ensured.

Adjacent property 34 Main Road stands to the south west of the property with the front elevation standing 1.2 metres forward the applicants existing flat roof porch. The scheme seeks to remodel and extend this porch to form a dual pitched roof reaching a height of 3.1 metres, a width of 3.5 metres with a projection from the front elevation of 3.05 metres. This will extend the porch 0.6 metres past the front elevation of No.34 and will create additional massing on the roof. This 0.6 metre projection stands within the 3 metre projection on boundaries permitted by guidance for single storey extensions. This minimal projection combined with the adjacent properties south westerly position is considered to have a negligible impact on light reaching this adjacent living room window. The development includes a roof light of the elevation facing this property though this will stand above eye level and will not create an overlooking issues. Therefore the development is considered to not to have an adverse impact on 34 Main Road.

Design and impact on the character of the area and street scene

The proposed development will extend the existing porch and remodel the flat roof to a dual pitched roof. The row of seven 1970's properties in which this property stands all originally had flat roof porches and forms a characteristic feature of these dwellings. Despite this an alteration such as proposed would be considered minor in nature, would mirror the existing roof form of the dwelling and is likely to improve the longevity of the porch structure. In addition the development would add to the varied character of the village as a whole.

The extended projection of the porch will push the front building line of the property forward of No.34's principal elevation but would not exceed the building line formed by this property's porch. Whilst the development may disrupt the staggered building line of this row of houses it is not considered unduly detrimental to the character of the area or street scene to a degree to warrant refusal on this basis. This is especially the case when other alterations to the front elevation of properties on this row are considered which have already diminished some of the original character.

Other issues

Neighbouring properties have raised concerns regarding potential noise disturbance and a potential for a level of dust during construction. Whilst it is appreciated the extensions construction is likely to involve some noise and disturbance to local residents this will be for a limited time only. A condition limiting noise and disturbance during construction would be difficult to enforce and would be considered unreasonable for a small scale household development such as this. The impact of dust on adjacent properties as a result of a porch extension is considered negligible.

The objection relating to the devaluation of 30 Main Road is not a consideration for planning.

Conclusion

Overall the proposed porch extension and roof alteration would be of an acceptable design and would not have an unduly detrimental impact on neighbours' amenity or the character of the area or street scene and would be acceptable.

RECOMMENDATION :- Permit subject to the following conditions :-

Summary of Reasons for Recommendation and Relevant Development Plan Policies :

Having regard to the pattern of existing development in the area, representations received and relevant provisions of the development plan, as summarised below, it is considered that subject to compliance with the conditions attached to this permission, the proposed development would be in accordance with the development plan and would be of an acceptable design which would not harm neighbours amenity or the character of the area or street scene.
Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

2 The materials to be used on the external elevations of the proposed extension and alteration shall match the corresponding materials of the existing dwelling unless previously agreed in writing with the Local Planning Authority.

3 The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:
- Plan 01- Block received on 7th January 2010
- Plan 02- Elevations received on 7th January 2010

Reasons :-

1 To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2 To ensure that the development has a satisfactory external appearance to accord with policy BE1 of the adopted Hinckley & Bosworth Local Plan.

3 For the avoidance of doubt and in the interests of proper planning.

Notes to Applicant:-

1 Bats, nesting birds, great crested newts and certain other species are protected by law. If any such species are discovered before or during the works the works must be suspended and the local office of Natural England contacted for advice.

2 This permission does not grant approval under the Building Act 1984 and the Building Regulations 2000 (as amended) for which a separate application may be required. You are advised to contact the Building Control Section.

3. As from 6th April 2008 this Authority are charging for the discharge of conditions in accordance with revised fee regulations which came into force on that date. Application forms to discharge conditions and further information can be found on the planning portal web site www.planningportal.gov.uk.

4. All works within the limits of the Highway with regard to the access shall be carried out to the satisfaction of the Southern Area Manager (0116 3052202).

Contact Officer:- David Kiernan Ext 5898 Date Printed: 1 March 2010